

**MINUTES  
LAKE COUNTY  
MT. PLYMOUTH-SORRENTO  
PLANNING ADVISORY COMMITTEE**

**September 13<sup>th</sup>, 2006**

The Mt. Plymouth-Sorrento Planning Advisory Committee met on Wednesday, September 13th, 2006 at 3:30 p.m. at the Sorrento Christian Center, 32441 CR 437N, Sorrento, Florida. The Mt. Plymouth-Sorrento Planning Advisory Committee is an advisory committee for continued planning efforts within the Mt. Plymouth-Sorrento area as defined in Ordinance 2004-67.

**Members Present:**

G. Curtis Duffield, President  
Priscilla Bernardo-Drugge, Vice-President  
Betty Ann Christian, Secretary

Tim Bailey  
Minnie Bollar  
Jeanne Etter

Clark Morris  
Scott Taylor  
Judy Weis

**Members Absent:**

Dr. Ronald Homan  
Jeff Richardson

**Staff Present:**

R. Wayne Bennett, Lake County Planning & Development Director  
Terrie Diesbourg, Director, Lake County Customer Services Division  
Joan Greaney, Public Hearing Coordinator, Lake County Comprehensive Planning  
Anita Greiner, Senior Planner, Lake County Customer Services Division  
Karen Ginsberg, Senior Planner, Lake County Planning & Development  
Rick Hartenstein, Senior Planner, Lake County Planning & Development  
Dottie Keedy, Director of Lake County Economic Growth & Redevelopment

**Guests:**

Brian Canin, AICP, Program Coordinator, Canin & Associates (Central Florida Sustainable Communities Initiative)  
Edward Erfurt, Canin & Associates  
Chelsea Pierce, Canin & Associates  
Keith Schue, Lake County Local Planning Agency member  
Linda Stewart, Republican Candidate for Lake County Board of County Commissioners

G. Curtis Duffield, President called the meeting to order at 3:30 p.m. and noted that a quorum was present. He confirmed that Proof of Publication was on file in the Planning

and Development Services Division and that the meeting had been noticed pursuant to the Florida Statutes.

**MOTION by Jeanne Etter, SECONDED by Clark Morris to approve the minutes of the Mt. Plymouth Sorrento Planning Advisory Committee's meeting of August 9<sup>th</sup>, 2006 meeting. Minutes were approved and signed.**

**FOR: Duffield, Bernardo-Drugge, Bailey, Bollar, Christian, Etter, Taylor, Weiss, Morris**

**ABSENT: Richardson, Holman**

**AGAINST: None**

**MOTION PASSED: 9-0**

### **New Business**

Mr. Duffield introduced new staff member, Karen Ginsberg, Senior Planner with Lake County Planning and Development Services. Ms. Ginsberg will replace Anita Greiner as the Lead Coordinator for the Mt. Plymouth-Planning Advisory Committee effective immediately.

Mr. Brian Canin, President of Canin & Associates, Chelsea Pierce, and Edward Erfurt, Urban Designer-Architect, were also introduced as the planners for the scheduled September 30<sup>th</sup>, 2006, Mt. Plymouth-Sorrento Design Charrette.

Mr. Canin gave an overview of the Charrette, noting the time will be 9 a.m.-12:00 p.m., on Saturday, September 30<sup>th</sup>, 2006 at the Sorrento Christian Church. The Charrette will begin with a brief overview on: "How We Got Where We Are" presented by the Mt. Plymouth-Sorrento Planning Advisory Committee Chair person, Curtis Duffield. A Lake County representative will tell what has transpired in the County, and speak about the Future Land Use Map. The focus of the meeting will be on how the roads will look; a sub-regional transportation framework, as well as looking at the people's wish list of what they would like to see. There will be two teams, they will record what people say while exploring two different concepts: the Main Street District, going down between Mr. Fabrizio's proposed development, and the second, the Boulevard Section along S.R. 46. Later all the work from the Charrette will be documented in a report, along with the Canin staff recommendations.

Lou Fabrizio will attend with his architects. Mr. Duffield and Mr. Taylor questioned if Mr. Fabrizio was to be the only developer presenting, and would the people living along the S.R. 46 corridor, and being impacted by Mr. Fabrizio's development, be invited? Mr. Taylor added that the MPSAC would be looking for the residents input and feedback.

Ms. Greiner clarified that there will be signs and flyers put out, and invitations sent to everyone in those areas covered in the Charrette, as well as those whom attended the last Charrette.

Mr. Canin stated that the bulk of the Charrette time would be spent talking, collecting ideas, and putting that entire product onto paper.

Members requested that copies of the MPSPAC policies be available at the Charrette as well as providing a copy to Mr. Canin.

Ms. Greiner will have copies available as well as having them posted on charts around the room.

Mr. Morris questioned what the last output would be as a result of the Charrette: plan, law, or guidelines?

Mr. Canin responded that there would be two “sketch plans” and a document would be created as a final product for members to reference, and ultimately get those guidelines into the Comprehensive Plan. He added that there would be a lot of steps before someone would be able to build in the area.

Ms. Etter added that the Mt. Plymouth-Sorrento policies have already been entered into the Comprehensive Plan process.

There were several minutes of conversation about setting up the Design Charette, as far as meeting time, and prodigals, etc. Members will meet at the Church at 6:30 a.m. on Saturday, September 30th to set up for the Charette.

The Trails presentation has been scheduled for the October 11th, 2006 meeting.

Mr. Duffield, Chairman, will be absent from the October 11<sup>th</sup>, 2006 MPS meeting and Ms. Bernardo-Drugge, Vice President will chair that meeting.

### **Old Business**

Ms. Dottie Keedy, Director of Lake County Growth and Economic Redevelopment, attended the meeting to answer any questions about Community Re-development Areas (CRA's).

Mr. Duffield asked if the CRA's gain their life through taxing new development or new permits?

Ms. Keedy responded that the funding for CRA comes from all existing and new developments after the base year. If a CRA is adopted in 2006, all the property assessments which exist now, on new or existing developments that increase from that base year, those revenues go into the Tax Increment Finance (TIF) District.. The

difference in the tax is what goes into the TIF District. It is not an impact fee and does not generate any new taxes. It allows you to keep the revenue in your area and assures you that that money is spent in the boundaries of your CRA. It is on all property, not just commercial, and it depends on how you draw the boundaries of your CRA. Ms. Keedy advised members that they would want to spend their monies on the Main Street area, not on out-lying areas. Only what is funded gets built unless they match that CRA money with a grant. There can also be amendments to their re-development plan, but specify in the plan what they are going to spend their money on. Ms. Keedy is not aware of CRA's causing a change in millage rates. The CRA Advisory Committee will make all the recommendations on the redevelopment plan and the boundary of the CRA, and then the Board of County Commissioners would make final decisions. The CRA is not a tax, just a financing source (a revenue source), and a redirection of money that would be approved with a CRA or without. The Mt. Plymouth-Sorrento area is perfect for a CRA as they already have a plan in place. Ms. Keedy offered to come back with a draft of what the MPS redevelopment would look like, adding that this is a long term process and will take sometime before revenues are seen. Ms. Keedy cautioned about putting water and sewer in their redevelopment plans as it is expensive and could eat up all the monies; it is best to look at another source.

Ms. Etter mentioned some comments addressed to her as referenced in the Parks and Trails presentation, at the last meeting. One such comment and concern was "walkable trails" and safe passage to those proposed parks. These concerns and requests were agreed upon by all the MPS members. They felt the proposed park sounded more like a regional park rather than a local park. Members would like to have a local park in their town center. They also want to keep traffic down in their area.

There will be more discussion on these subjects at the "Rails to Trails" presentation on the agenda for the October 11<sup>th</sup>, 2006, Mt. Plymouth-Sorrento meeting.

Ms. Greiner mentioned that along with "Funding for Trails" at the October 11<sup>th</sup> Mt. Plymouth Sorrento meeting, there will also be a portion on utilities. She added that the November meeting would cover the Historic Building and writing those specifics for Land Development Regulations.

Mr. Morris wants the trails presenter to include mini parks and trails, and Priscilla wants mention of equestrian trails and how they could connect as well.

### **Public Comments**

Sue Brooks asked if the Board or the Community in general, has the final say about the CRA's. She also stated that she would be opposed to CRA money being used for a regional water plant; she felt the developer should be responsible for that. Ms. Brooks also thought that a park split into different areas, with trails and walk-overs would be more equitable and more cohesive for all. The Committee agreed with her.

Ms. Keedy responded that the Board of County Commissioners would have the final say and would adopt the CRA by ordinance or resolution, but the public would be able to

come to those meetings and make comments.

Mr. Tony Grigg asked if the MPS policies were in the Comprehensive Plan and he was assured that they were in the Comprehensive Plan.

Mr. Hartenstein responded by telling Mr. Grigg the process remaining for the Comprehensive Plan approval, and Mr. Duffield assured him that the MPS portion of the Comprehensive Plan had already been approved, but the Comprehensive Plan as a whole had not.

Mr. Duffield asked if there were any further comments and when none were received, he requested the motion to conclude the meeting.

**MOTION by Tim Bailey, SECONDED by Betty Ann Christian to adjourn the September 13<sup>th</sup>, 2006, Mt. Plymouth Sorrento Advisory Committee meeting. All agreed.**

**FOR: Duffield, Bernardo-Drugge, Bailey, Bollar, Christian, Etter, Taylor, Weiss, Morris**

**ABSENT: Holman, Richardson**

**AGAINST: None**

**MOTION PASSED: 9-0**

The Chair adjourned the meeting at 5:15 p.m.

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Joan M. Greaney  
Public Hearing Coordinator

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Betty Ann Christian  
Secretary

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